

**FOR LEASE**

**7,800 SF ON 1.75 ACRES  
WITH 10 - TON CRANE**

**1400 10 Street, Nisku, AB**

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
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# PROPERTY PHOTOS



## PROPERTY HIGHLIGHTS

- Rare small freestanding building with low site coverage ratio (10%)
- Clear span pre-engineered building
- Great access to Sparrow Drive, Airport Road, Hwy 625 and QE II
- Storage mezzanine not included in the leasable area
- Great property for multiple owner/user type business





# PROPERTY DETAILS

**Municipal Address:**

1400 10 street, Nisku, AB

**Zoning:**

IND - Industrial

**Site Coverage Ratio:**

10%

**Site Size:**

1.75 Acres

**Leasable Area:**

7,800 SF

**Power:**

400 Amp - 240 V (TBC)

**Loading Doors:**

Grade (3) 18'x18'

**Lighting:**

T5

**Heating:**

Radiant

**Sumps:**

Dual stage with trench

**Crane:**

Yes (1) 10-ton

**Clear Height:**

26" at peak - 18' under the bridge -  
16' underhook

**Availability:**

August 1, 2025

**LEASE RATE:**

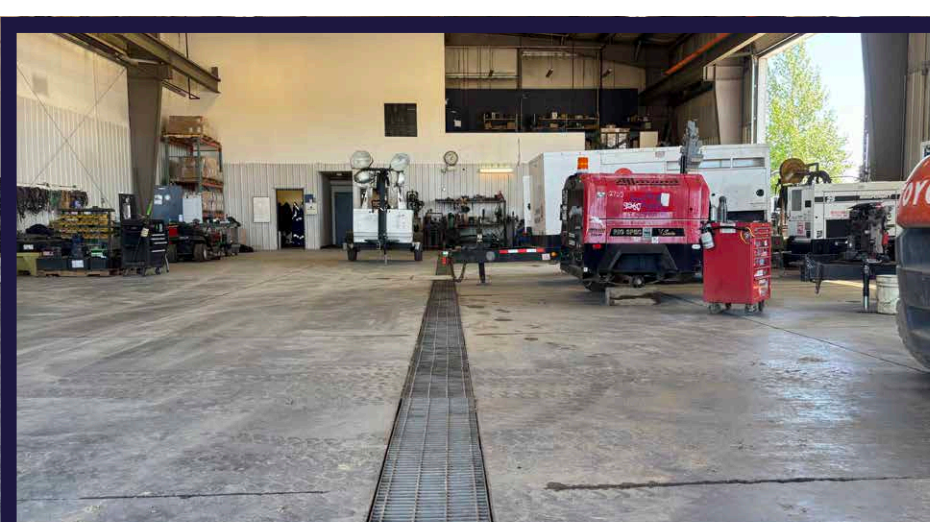
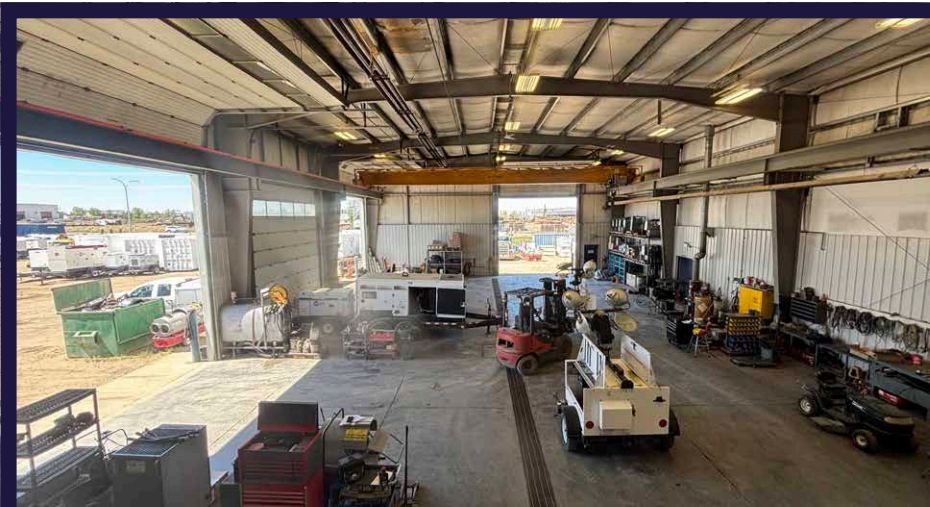
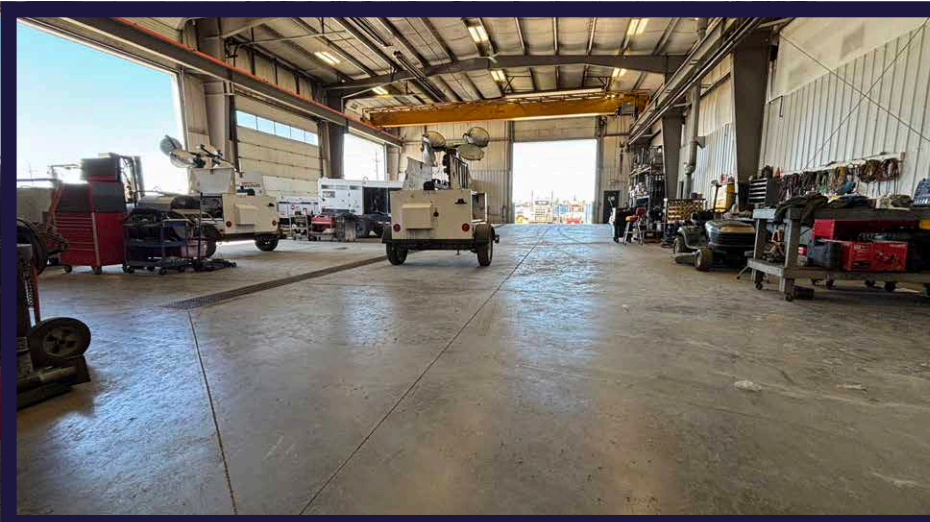
\$17.00/SF

**OPERATING COSTS:**

TBC

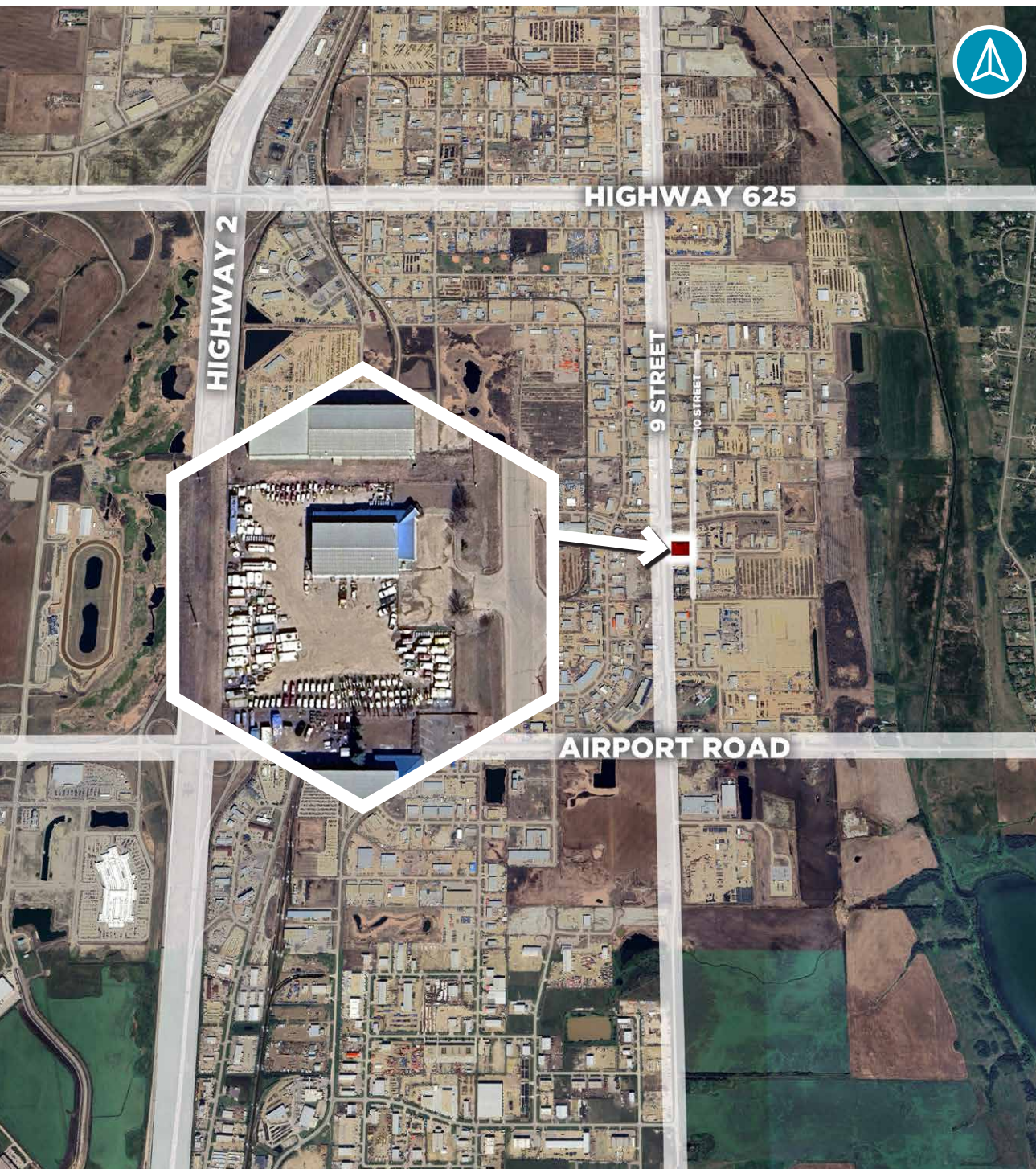
**TAXES:**

\$20,036.35 (2025)





# AERIAL



 **CUSHMAN &  
WAKEFIELD**  
Edmonton

# KEEP IN TOUCH

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